

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for November 13, 2017

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, John Butler, Normand Anctil, Sandra Marquis, Pauline Gudas and Michael Marcotte

Associate Member Present: Kristine Kittridge and Zachary Pettengill

Zachary Pettengill was appointed full voting member for this meeting.

Staff Present: David Hediger, City Planner and Linda Tripp, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) An application submitted by Stoneybrook Consultants, Inc. on behalf of M & B, LLC to create an additional lot (Lot 11) to the existing 10-lot subdivision accessed from Matobian Avenue.

Mike Gotto of Stoneybrook Consultants provided a summary of the project. David Hediger informed the board that the one condition of approval is evidence must be provided that the revised Declaration of Covenants and amended subdivision plan have to be recorded prior to any lots being sold or building permit construction activity occurring.

There was no public comment.

The following motion was made:

MOTION: by **Normand Anctil** finds that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4, 5 and 15 of the Zoning and Land Use Code and to grant approval to M & B, create an additional lot (Lot 11) to the existing 10-lot subdivision accessed from Matobian Avenue, L & L Estates – Phase 2, Amendment 1 (including, if any, specific conditions raised by the Planning Board or staff). Second by **John Butler**.

VOTED: 7-0 (Passed)

- b) An amendment to the Code of Ordinances of the City of Lewiston pertaining to lodging houses, dwelling units, and the adoption of the Neighborhood Conservation “B” overlay district including: Appendix A, Article II, Section 2, Definitions; Article IV, Section 2, Zoning Districts; Article XI, Section 24.

Additional District Regulation Requirements; and, Article XII, Section 11. In-law apartment standards (continued from October 23, 2017).

David Hediger read staff comments.

The following motion was made:

MOTION: by **John Butler** pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council to amend Appendix A, Article II, Section 2, Definitions; Article IV, Section 2, Zoning Districts; Article XI, Section 24. Additional District Regulation Requirements; Article XII, Section 11. In-law apartment standard and Code of Ordinances, Chapter 22 Business, Section 22-2. Definitions; Chapter 22, Section 22-41 Duration of licenses; and, Chapter 38, Fire Prevention and Protection, Section 38-26. Second by **Normand Antil**.

Discussions took place regarding property owner vs. home owner.

Bruce Damon opened the discussion to the public. No public spoke.

Discussion regarding dwelling units versus lodging houses and the definition of family took place. It was also noted that these ordinances will impact the entire community; however, are being proposed specifically because of complaints from the neighborhood around Bates College.

Bruce noted the challenge the city will be presented when in determining who is a family member when enforcement action is needed. Michael noted allowing a family and up to three additional persons in a dwelling may result in a more transient population in single-family neighborhoods.

David reminded the Board that there are currently no provisions in any of the city ordinances that specifically reference who family members may consist of or the number of unrelated persons that may live in a dwelling unit.

VOTED: 5-2 (Passed. Bruce Damon and Michael Marcotte opposed)

V. OTHER BUSINESS:

Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

Pauline Gudas requested an update regarding her previously expressed concern regarding the construction project on Ball Park Road. David Hediger provided the update.

Michael Marcotte requested an update for Riverfront Project which was provided by David Hediger.

Normand Anctil expressed concern over the large amount of property owned by Bates College and what might happen if they chose to displace a large number of the occupants. The board informed him that many of the tenants are in-fact Bates faculty or residents granted occupancy for life.

VI. READING OF MINUTES: Adoption of the October 23, 2017 draft minutes.

The following motion was made:

MOTION: by **Michael Marcotte** to accept the October 23, 2017 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Sandra Marquis** that this meeting adjourns at 7:00 p.m. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, November 27, 2017 at 5:30 p.m.

Respectfully Submitted:

John Butler, Secretary